

OVERVIEW

Cluster 10 is located on the northern edge of the City of Detroit, between Woodward Avenue (on the east) and the Lodge freeway (on the west); the Cluster's southern boundary includes Oakman Boulevard, Livernois and McNichols. Cluster 10 is bordered by Ferndale and Oak Park to the north; Cluster 1 to the east; the City of Highland Park on the southeast; Cluster 6 to the south; Cluster 9 to the west.

Cluster 10's land area totals approximately 9.5 square miles - about 7% of the land area of the City of Detroit.

Existing Land Use Profile

Residential and Open Space Use

Land use in Cluster 10 is predominantly residential with major open spaces (Palmer Park/Detroit Golf Club and Woodlawn and Evergreen Cemeteries) located on its eastern edge. Smaller parks are distributed along a north/south axis in the center of the cluster (Joe Louis, Van Antwerp, Greiner, Northwest Activity Center); two parks are located in the Cluster's northwest corner (Comstock and Lugar).

Retail and Commercial Uses

Retail/commercial uses are located, for the most part, along major arterial streets (8 Mile, 7 Mile, McNichols, Livernois and Wyoming south of 7 Mile). Some commercial zoning and development are also located on non-arterial streets including Puritan and Fenkell east of Livernois.

Institutional Uses

Major institutional uses include Focus Hope, the Paul Robeson Academy, University of Detroit Mercy, the University of Detroit High School, and Mumford High School, as well as a number of smaller public school and church sites.

Industrial Uses

Industrial uses are located on southern edge of the Cluster in a corridor which extends into Highland Park (to the east) and to towards the Lyndon Road industrial area (to the west)

Expressways and Major Streets

Cluster 10 is bordered by the Lodge freeway on the west and is located less than a mile from I-96 (to the southwest along Davison) and less than a mile from I-75 (to the east of Woodward). Major north-south streets in the Cluster include: Woodward, Livernois and Wyoming. Major east-west streets include McNichols, 7 Mile and 8 Mile.